

DELEGATED DECISION REPORT

HPK/2022/0378 Valid 15/08/2022	1 HOLLY BANK WHITLE ROAD NEW MILLS	PROPOSED DECKING AND ALTERATIONS TO WINDOWS (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Design

DESCRIPTION OF SITE

1 Holly Bank is a semi detached dwellinghouse of stone with a slate roof. The site slopes away to the rear, as a result the front elevation consists of two storeys whilst the rear elevation has 3 storeys providing full sized windows to the basement. At the rear stone steps lead down from a ground floor entrance with an opening underneath to provide access to a basement entrance. The site also has a detached garage and out building.

Next to the site as a large designated children's play area.

PROPOSAL

Planning permission is sought for the removal of the existing stone stairs at the rear of the property. These are to be replaced with a raised decking platform and stairs down to the garden. Furthermore planning permission is sought to transform the existing ground floor doorway into a window. The new window will be upvc to match the existing windows on the property. Adjacent to this is the existing ground floor windows on the south elevation into a doorway. The new doorway will be timber framed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0411 – Single storey side and rear extension WITHDRAWN 25/08/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 21/10/2022

Neighbour consultation period ends: 29/09/2022

Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

None Received.

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable location such as New Mills, which is identified as a Market Town. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

High Peak Design Guide SPD (2018) paragraph 5.2 states that alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with, and not against the building's character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.4 continues...

It is best to use existing openings to the full, if necessary rearranging the functions of the rooms to suit, before considering their alteration.

The proposed window alteration utilises existing openings, while reviving the building through minimal intervention.

The proposed decking area will replace existing steps. As such the principle of the new decking and steps is considered acceptable. While it would be preferable for the proposed stairs to be constructed from stone, the proposed use of timber is seen as acceptable. The proposed timber stairs and decking will be located in a recessed area obscured from view by the building itself and by the surrounding outbuildings to the east. The decking will also be partially viewed from a public right of way behind the property however due to its mostly obscured position it is not seen to have a negative impact. Overall the proposed decking and steps would not harm the character of the host dwelling nor the wider visual amenity of the area.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed raised decking will be hidden from 2 Holly Bank due to its position in the recessed area behind the three storey outrigger. As such it will not impact upon their amenity in regards to overshadowing or overlooking.

To the east of the site is a large play area, the proposed decking will be hidden from the play area by the detached garage, outbuilding and mature hedgerow. As such it will not overlook or overshadow the play area.

Overall the development would not cause any harm to residential amenity.

Highway Safety

The proposed alteration does not impact upon highway safety. The proposal does not alter the requirement for off street parking or reduce the existing amount of off street parking.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accordance with the relevant policies in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 1st November 2022

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council